



King County

Department of Permitting and Environmental Review
35030 SE Douglas St, Suite 210
Snoqualmie, WA 98065-9266

L03CU006 Conditional Use Permit (CUP) **Report and Decision**

Date of Transmittal: May 31, 2013

SUBJECT

File No: L03CU006

Applicant: Church of Jesus Christ of Latter Day Saints (LDS)
Jonathan Katz, Multi-Stake Recreational Properties Director
Puget Sound/Central Washington
5391 Par Fore Drive SE
Port Orchard, WA 98347
360-871-6378

Proposal: Request for a Conditional Use Permit (CUP) to operate a private religious, recreational facility within selected portions of 100 acre former ranch/farm (see revised site plan dated June 15, 2012 and attached supplemental information dated July 27, 2012). The anticipated number of campers will typically include 150 youth and 20 adults. At full capacity the site may host up to 234 persons. The anticipated number of staff for each session would include up to 40 adults. The proposed church camp would provide a venue for religious education and a wide variety of active and passive recreational opportunities. The proposed project has been reduced in scope from the applicant's original 2003 development plan and currently reflects essentially phase I of said plan. The revised proposal intends to utilize the existing structures on the site with limited new structures to include "rustic camp" sites and a water storage tank of approximately 428,040+/- gallons.

Location: Morningside Farm lies near the south end of Vashon Island.
Property Address: 29314 129th Ave SW Vashon

King County Permit: Conditional Use Permit (CUP)

Zoning: RA-10-SO, RA-2.5-SO (SO: ground water protection, Special District Overlay)
Community Plan: Vashon
Drainage Sub basin: Duwamish-Green: WRIA 9
STR: NW 1-21-3

Date Submitted: February 24, 2003
Date Complete: March 24, 2003

Having reviewed all exhibits entered into the record and after considering the Zoning Code requirements for a Conditional Use Permit, staff makes and enters the following:

BACKGROUND

An application for a CUP was made on February 24, 2003 and determined complete on March 24, 2003. As part of the public notice requirements, the applicant posted the site pursuant to King County Code (KCC) 20.20 on April 8, 2003. Several site visits were subsequently conducted by the Department Permitting and Environmental Review (DPER) staff. DPER File No.: L03CU006 containing the applicant's submitted information, public notice, documentation by staff and correspondence are incorporated herein by reference. A Conditional Use Permit (CUP) Report and Decision and SEPA Environmental Threshold Determination were issued on November 21, 2012. On November 26, 2012 a corrected Environmental Threshold Determination was issued to acknowledge that the SEPA Determination was based upon the Environmental Checklist received on November 11, 2011 and to extend the appeal deadline from December 17, 2012 to December 20, 2012. No appeals of the SEPA Determination were filed. On December 6, 2012 the CUP Report and Decision was rescinded by DPER. Based on citizens comments received during the extended SEPA appeal deadline period, DPER staff requested that the Applicant review and respond to the comments received. A community meeting was held on April 17, 2013 at which the Applicant and Consultants presented their responses to the concerns expressed by citizens.

FINDINGS:

A. REQUEST BY APPLICANT:

The applicant has requested a Conditional Use Permit (CUP) per King County Code (KCC) 21A.44.040. (See "Proposal", above).

B. EXISTING CONDITIONS:

1. General Zoning in the Area: The subject property and the neighboring properties are designated Rural Areal by the King County Comprehensive Plan and are zoned Rural Area, 2.5 acre minimum lot size (RA-2.5-SO) and Rural Area, 10 acres minimum lot size (RA-10-SO). The affixed SO suffix (Special District Overlay) is in regards to ground water aquifer protection.
2. Existing Development on the Subject Property: The subject property has in the past functioned as private horse ranch/farm. Upon donation to the LDS

Church by the previous owner the site has been utilized by the church for various functions and activities. Currently, use of the site by the Church has been suspended pending the outcome of the subject CUP application.

3. Development on Adjoining Property: Neighboring properties in the vicinity are typically developed with single family residences on large lots or acreage. The general area is designated "Rural" under the existing 2008 King County Comprehensive Plan (KCCP).
4. Physical Land Characteristics: The subject property can be characterized as having undulating topography with a mixture of gentle slopes and open meadows within the westerly three quarters of the site, with forested steep slopes in the easterly one quarter of the property in the vicinity of Puget Sound.

Existing native vegetation and landscaping will be retained on the site. As it exists, no additional landscaping is needed to meet the requirements of KCC 21A.16.

5. Drainage: A DPER Engineer reviewed the revised proposal for compliance with drainage requirements. The proposed site work is to be located in the westerly portion of the site, in Drainage Area A. The existing drainage from this area flows in a westerly direction, toward 131st Ave SW. A culvert conveys storm water under 131st Ave SW to the west side. The flows continue westerly to a ditch along the Vashon Highway; then south eventually reaching Puget Sound. The proposed storm water facilities are required to meet the requirements of the 1998 King County Surface Water Design Manual (KCSWDM).
6. Access: The applicant's revised project plan proposes primary access directly off of 131st Ave SW on the west side of the subject property. Currently, access to the site occurs principally via 129th Ave SW along the southern edge of the site. In order to lessen impacts to nearby residential properties the 129th Ave SW access should be modified and designed to be a secondary emergency access only the revised plan the revised site plan.
7. Utility Services: The applicant proposes to provide a private water supply and Large Onsite Sewage System (LOSS) for the proposed camp operation. Information has been submitted which indicates that domestic water will be provided by a series of existing wells with an extraction rate capped under the ground water permit exemption provisions of The Revised Code of Washington (RCW) 90.44.050. Analysis performed by the applicant's consultant indicates that use of ground water by the proposed project will not impair existing water rights in the area. The Washington State Department of Health has provided a letter dated July 12, 2012 indicating that the applicants proposed conceptual LOSS appears to be viable and may proceed to further design and environmental review.

C. APPLICABLE KING COUNTY CODE:

1. **KCC 21A.44.040 Conditional use permit.** A conditional use permit shall be granted by the County, only if the applicant demonstrates that:

- A. The conditional use is designed in a manner which is compatible with the character and appearance with the existing, or proposed development in the vicinity of the subject property;

- B. The location, size and height of buildings, structures, walls and fences, and screening vegetation for the conditional use shall not hinder neighborhood circulation or discourage the permitted development or use of neighboring properties;

- C. The conditional use is designed in a manner that is compatible with the physical characteristics of the subject property;

- D. Requested modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this title;

- E. The conditional use is not in conflict with the health and safety of the community;

- F. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

- G. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities; and

- H. The conditional use is not in conflict with the policies of the Comprehensive Plan or the basic purposes of this title.

D. **COMPREHENSIVE PLAN POLICIES:**

The project site is located within and designated as a Rural Area under the King County Comprehensive Plan (KCCP).

KCCP Policy R-323 Nonresidential uses in the Rural area shall be limited to those that: provide convenient local services for nearby residents; require location in a Rural Area; support natural resource-based industries; provide adaptive reuse of significant historic resources; or provide recreational opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in Policy R-101, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

E. **OTHER FINDINGS:**

1. During the SEPA public review period, considerable comments were received from both citizens in support of the project as well as those in opposition. Supporters of the proposal viewed the church camp as a welcome amenity with socially positive influences for the participants and the community. Those who viewed the project in a

negative light expressed concerns as to the projects size and scope relative to the existing rural character of the area and the previous use of the site as a rural ranch/farm. A principle objection was the project's potential impacts on the areas fragile ground water aquifer and the effects that a project of this intensity would have on the sustainability of group and individual water supplies as a function of water quality and quantity. Additional objections centered on the operational impacts of the camp relative to traffic and circulation, ferry access and capacity, noise and dust migration, light and glare, trespassing and potential decline in property values.

2. The southerly portion of Vashon Island, inclusive of the subject property, lies with the primary soil contamination plume of the now defunct Tacoma Smelter. Soil testing on the site revealed that the subject property is impacted by the presence of arsenic and lead contamination. In recognition of the potential health hazards that said contamination may have on the welfare of campers and staff, the applicant has entered into a voluntary clean up program through the auspices of the Washington State Department of Ecology to remediate the site prior to usage of the property as a church camp. A methodology and action plan has been developed to address said soil contamination. This plan has been given the authorization to proceed by the WSDOE. Successful implementation of this clean up plan should be a prerequisite to the commencement of church camp operations.

3. The availability of water for the original project proposal was a contentious issue during the aforementioned public comment period. With reference to Attachment E, the applicant has supplemented prior ground water information with an updated analysis of water resources and the potential for impairment to other ground water users. Said document concludes that water quality and quantity for the revised project proposal is functionally and legally available and that such withdrawals the project would have a negligible effect on other wells in the general area.

CONCLUSIONS:

1. The revised project is compatible with the character and appearance of existing, or potential, rural residential uses in the vicinity of the subject property. No external modifications to the existing buildings are proposed by this CUP application. The existing site's size and extensive tree and vegetative cover will serve to buffer the camp operations from adjoining and nearby properties. The revised project design does not propose clearing or vegetation removal in proximity to adjacent properties.
2. The site will not effect the location, size and height of the buildings, structure walls and fences, and screening vegetation on the site and will not unreasonably hinder neighborhood circulation or discourage the development or use of neighboring properties.
3. The proposed revised project plan is designed in a manner that is compatible with the physical characteristics of the subject property.
4. Subject to the conditions listed below, the granting of the requested CUP would not be unreasonably incompatible with, or detrimental to, the overall health and safety of the community.

5. The use of the subject property for the proposed church camp is supported by the provision of adequate private onsite utilities and will not affect public services to the surrounding area.
6. The proposal, as conditioned, is not in conflict with the policies of the King County Comprehensive Plan and is consistent with the requirements of the King County Code (KCC) Title 21A - Zoning.
7. The proposed project does not require any specific modifications to existing development standards.

DECISION:

Conditional Use Permit L03CU006 is hereby GRANTED, subject to the following conditions:

1. This permit shall become null and void if a building permits or Occupancy Permits, as may be required, are not issued within four years from the transmittal date of this report unless an extension to this decision is approved by DPER. Except as amended by these conditions, a building permit shall be in conformance with the revised site plan dated June 15, 2012, a reduced copy of which is attached as Attachment C.
2. The project shall be developed in substantial compliance with the revised site plan dated June 15, 2012 (Attachment C) and the supplemental project information dated July 27, 2012 (Attachment D).
3. The following has been established by SEPA as a necessary requirement to mitigate the adverse environmental impacts of this development. The Applicant shall demonstrate compliance with these items prior to occupancy.
 1. Prior to the issuance of any Building/Occupancy Permits, the applicant shall fully implement "Phase I" of the voluntary soil contamination cleanup plan (as conceptually depicted within figure 5A, dated July 13, 2012, Attachment D:) that has been reviewed and accepted by the Washington State Department of Ecology. Upon completion of the remedial work, the applicant shall secure a letter of "No further action required" or similar such acknowledgement, from WSDOE, that the site has been satisfactorily rehabilitated.
4. The applicant shall obtain building/occupancy permits for any structures which have been previously converted from the original farm operational use to functions associated with camping activities.
5. Access to the site off of 129th Ave SW shall be designated and designed as a secondary, emergency access only. Principle access shall be from 131st Ave SW only.
6. Prior to the issuance of any building/occupancy permits, the applicant shall develop a plan to stagger the arrival and departure of campers and staff to minimize the impact to operational capacity of ferry service off of the south end of Vashon Island at Tahlequah.

7. Use of amplified sound equipment is limited to the hours between 8:30 a.m. and 8:30 p.m. Any noise generated by the church camp activities shall at all times be in compliance with King County Code (KCC) 12.88 (relating to noise).
8. Storm water facilities shall be designed according to the requirements in the 1998 King County Surface Water Design Manual (KCSWDM). The facilities shall meet, at a minimum, the Level II Flow Control and Basic Water Quality requirements.
9. Any proposed infiltration facilities shall meet the requirements of Section 5.4 in the 1998 KCSWDM; including the groundwater protection criteria and 100 year overflow criteria.
10. The storm water design shall also comply with the requirements of Section 3.3.7, Onsite Closed Depression and Ponding Areas in the 1998 KCSWDM.
11. An updated Technical Information Report (TIR) shall be submitted per section 2.3.1.1 of the 1998 KCSWDM, for the phase 1 development.
12. The proposed Phase I entrance road improvements are required to be constructed to the 1993 King County Road Standards (KCRS).
13. Prior to the issuance of any building /occupancy permits, the applicant shall secure final approval from the King County Health Department for the septic and waste water systems to be utilized to service the proposed church camp facility.
14. The applicant must obtain the approval of the King County Fire Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of chapter 17.08 of the King County Code.
15. Prior to the issuance of any building/occupancy permits, the applicant shall satisfy the requirements of the King County Fire Marshal's Office, as contained within Attachment F.

Ordered this 31st day of May, 2013



Jim Chan, Assistant Director for Permitting
King County Department of Permitting and
Environmental Review

Date Mailed: May 31, 2013

Date Appeal Period Ends: June 17, 2013

MAILED to the following Parties and Persons of Interest: See Attachment B.

ATTACHMENTS:

Attachment A-Right to Appeal
Attachment B-Persons of Interest/Parties
Attachment C-Revised Site plan (Figure 5A) dated June 15, 2012
Attachment D-Supplemental project information dated July 27, 2012
Attachment E-Supplemental ground water information dated June 18, 2012
Attachment F-DPER Fire Engineering Review requirements

ATTACHMENT A

RIGHT TO APPEAL

This action may be appealed in writing to the King County Hearing Examiner, with a fee of \$250 (check payable to King County Office of Finance).

Filing an appeal requires actual delivery to the King County Department of Permitting and Environmental Review prior to the close of business 4:00 p.m. on **June 17, 2013**. The cashier is located near the reception desk on the 2nd floor. Prior mailing is not sufficient if actual receipt by the Department does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Department is not open on the specified closing date, in which event delivery prior to 4:00 p.m. on the next business day is sufficient to meet the filing requirement.

If a timely Notice of Appeal has been filed, the appellant shall file a statement of appeal by 4:00 p.m. on **June 24, 2013**. The statement of appeal shall identify the decision being appealed (including file number) and the alleged errors in that decision.

The statement of appeal shall state: 1) specific reasons why the decision should be reversed or modified; and 2) the harm suffered or anticipated by the appellant, and the relief sought. The scope of an appeal shall be based on matters or issues raised in the statement of appeal. Failure to timely file a notice of appeal, appeal fee, or statement of appeal deprives the Examiner of jurisdiction to consider the appeal.

Appeals must be submitted to the Department of Permitting and Environmental Review, addressed as follows:

Land Use Appeal
Department of Permitting and Environmental Review
Permit Center
35030 SE Douglas Street, Suite 210
Snoqualmie, WA 98065-9266

A request for a pre-hearing conference may be made by any party. For more information regarding appeal proceedings and pre-hearing conferences, please contact the Office of the Examiner at 206-296-4660 for a Citizens' Guide to the Examiner hearings and/or read K.C.C. 20.20 and 20.24. The Web address is:
http://metrokc.gov/council/HearingExaminer/guide_hearings.htm.

ATTACHMENT B

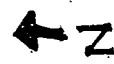
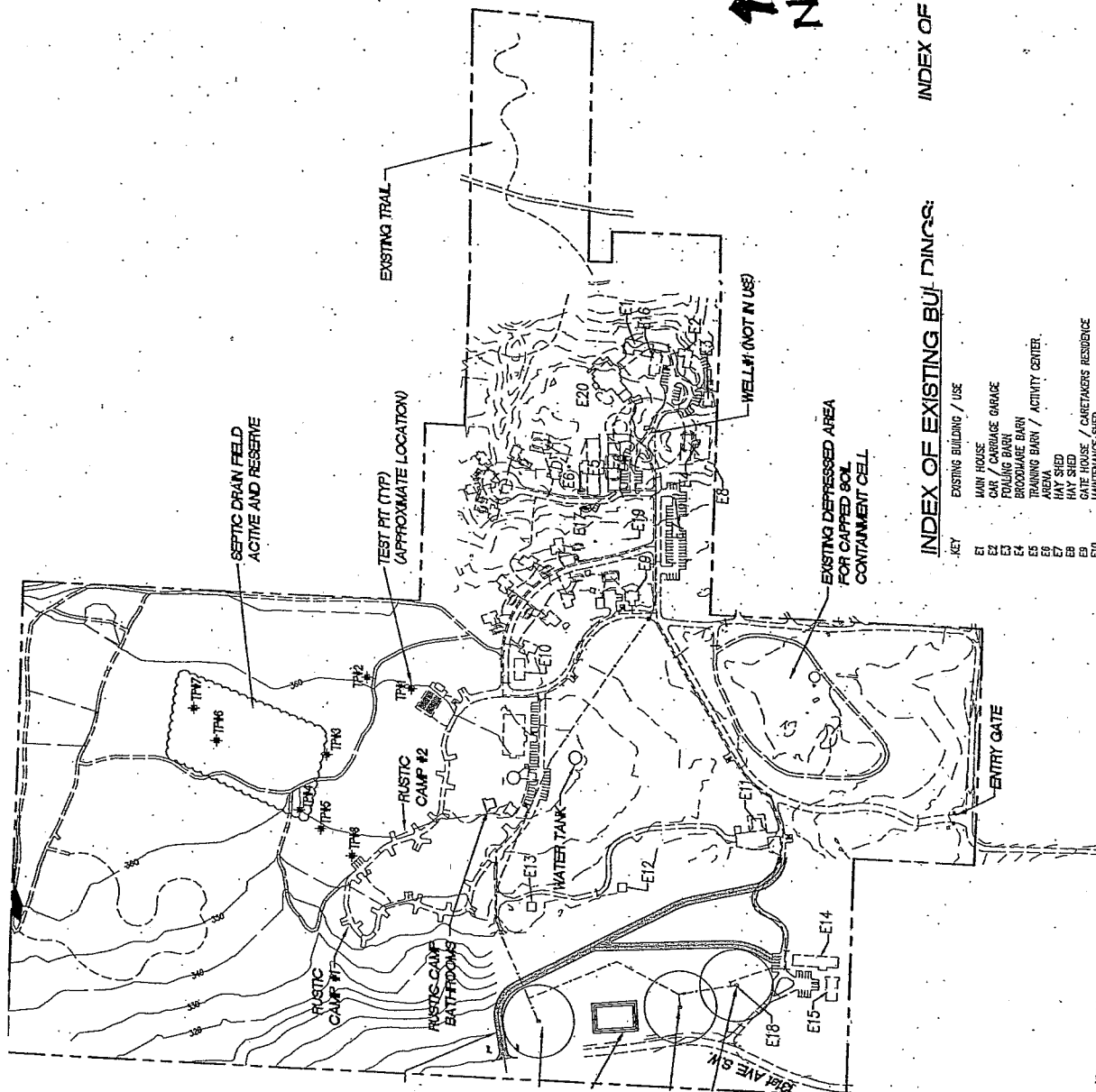
PERSONS OF INTEREST AND PARTIES

Transmitted to the following Persons of Interest and Parties for L03CU006:

John Starbard, Director, Department of Permitting and Environmental Review (DPER)
Chan, Jim, Assistant Director for Permitting, DPER
Randy Sandin, Resource Product Line Manager, DPER
Jarrod Lewis, Urban Interim Supervisor, DPER
Chris Ricketts, Commercial Interim Supervisor, DPER
Dave Sandstrom, PPMIII, Urban, DPER
Kim Claussen, PPMIII, Single Family, DPER
Greg Wessel, Env. Scientist, Single Family, DPER
Laura Casey, Env. Scientist, Commercial, DPER
Council Member Jim McDermott, KC Council District 8

Anderson, 29768 128th Ave SW Vashon WA 98070
Anderson Ruth, 12727 SW 300th St, Vashon WA 98070
Bachelor Water System, P.O. Box 13403, Burton WA 98013
Bishop, Deborah, P.O. Box 13369, Burton, WA 98018
Blaser, Andrew & Erin, 13016 SW 297th Way, Vashon WA 98070
Buehl, Evan, P.O. Box 1009, Vashon WA 98070
Burke/Casey, 12914 SW 297th Way, Vashon WA 98070
Burman, Sargent, 30139 131st Ave SW, Vashon WA 98070
Cameron, Anne, 9930 SE 40th St, Mercer Island WA 98040
Carey, Amy, P.O. Box 845, Vashon WA 98070
Casperson, 11819 SW Cove Rd, Vashon WA 98070
Center for Environmental Law & Policy, 705 Second Ave Ste 203, Seattle WA 98104
Christopher, R. Thomas, 13017 SW Bachelor Rd, Vashon WA 98070
Collier, Pat, P.O. Box 574, Vashon WA 98070
Crockett, Sylvia, 14422 SW Pohl Rd, Vashon WA 98070
Dance, Alan, 35620 SE 49th St, Fall City WA 98024
Discovery Lab School, c/o Irene Smith, 2810 Castlevale Rd, Yakima WA 98902
Dudley, Krista, 12821 SW Bachelor Rd, Vashon WA 98070
Ellingson, Don and Ken, 12725 SW 297th Way, Vashon WA 98070
Erickson, Frank and Pat, 12921 SW Bachelor Rd, Vashon WA 98070
Finley, Ralph, 5915 Buckthorn Ct. NW, Olympia WA 98502
Forester, Marily, 17201 Road 11 SW, Royal City WA 99357
Franks, William and Danielle, 12915 SW 297th Way, Vashon WA 98070
Gateman/Kimmel, 12732 SW 297th Way, Vashon WA 98070
Giesbers, James, P.O. Box 18, Kirkland WA 98083
Harrington, Martha, P.O. Box 1943, Vashon WA 98070
Irish, Charles, P.O. Box 2158, Vashon WA 98070
Jensen, Jim, 14326 Glen Acres Rd., Vashon WA 98070
Jones, Daniel & Donna, 13009 SW 297th Way, Vashon WA 98070
KC Health Dept., 14350 SE Eastgate Way, Bellevue WA 98007
KC Health Dept., 401 5th Ave Ste 1300, Seattle WA 98104
Klemka, Donna, 23707 Landers Rd SW, Vashon WA 98070
Klocek, Phyllis, 14422 SW Pohl Rd, Vashon WA 98070
Koenig, Martin, 10421 SW Bank Rd #18, Vashon WA 98070
Krell, Cathy, P.O. Box 13486, Burton WA 98013
Krohn, Fred, 6513 16th SW, Seattle, WA 98106
Kuhn, Gene, 10682 SW Cedarhurst Rd, Vashon WA 98070

Kuperberg, Yvonne, 14714 Behel Lane SW, Vashon WA 98070
Larson, Rachel, 29428 129th Way SW, Vashon WA 98070
LDS Church Tax Div, 50 E No Temple St, Salt Lake City, UT 84150
Ledbetter, Lorraine and Peter, 14124 SW Pohl Rd, Vashon WA 98070
Leonard, Kevin and Mary, 29601 131st Ave SW, Vashon WA 98070
Magstadt, Brent, 12914 297th Way SW, Vashon WA 98013
Mann Jeff, Apex Engr., 2601 S. 35th St. #200, Tacoma WA 98409
Mccready, Philip, 12615 SW 297th Way Vashon WA 98070
McCullough, Candy, 29703 131st Ave SW, Vashon WA 98070
Middling, Roberta, P.O. Box 1943, Vashon WA 98070
Mintzes, Judith, P.O. Box 1443, Vashon WA 98070
Mish, Doug, 30104 131st Ave SW, Vashon WA 98070
Moore, Ralph, 12727 SW 300th St, Vashon WA 98070
Murphy, Ed and Robin, 10024 SW 174th, Vashon WA 98070
Nichols, Kelly, 29903 129th PI SW, Vashon WA 98070
Olson, Andrine, 28828 125th Place SW, Vashon WA 98070
Puget Sound Clean Air Agency, 1904 Third Ave Ste 105, Seattle WA 9810
Raim, Ethel, P.O. Box 2484, Vashon WA 98070
Rickes, Douglas & Elizabeth, 29330 129th Ave SW, Vashon WA 98070
Rindge, Kathleen, 13009 SW Bachelor Rd., Vashon WA 98070
Rogojin, Peter, 7634 So. Lakeridge Dr., Seattle WA 98178
Rosenberg, Michael, 29821 131st Ave SW, Vashon WA 98070
Rowan, Ken, 2106 Pacific Ave. Ste. 300, Tacoma WA 98402
Rowan, Ken, 29410 129th Ave SW, Vashon WA 98070
Seattle LDS Project Mgmt., Robert Beadles, P.O. Box 105, Graham WA 98338
Sayer, Nancy, 14012 SW Pohl Rd, Vashon WA 98070
Schroeder, Dennis, 29821 129th PI SW, Vashon WA 98070
Schull, Harriet, 4030 SW 329th PI, Federal Way WA 98023
Scott, Patricia, 13020 SW 298th St, Vashon WA 98070
Steffen, Maryam, 13021 SW 297th Way, Vashon WA 98070
Stowe, Richard, 935 N. 78th St, Seattle WA 98103
Sudduth, Mike, 23831 99th Ave SW, Vashon WA 98070
Sunnyside Mutual Water System, P.O. Box 13081, Burton WA 98684
Taylor, Mark, 29746 128th Ave SW, Vashon WA 98070
Thompson, Dianne, 29911 131st Ave SW, Vashon WA 98070
Thwing, David, 12817 SW Bachelor Rd, Vashon WA 98070
Tillman, Chester, 10427 SW Cowan Rd, Vashon WA 98070
Vandeberg Johnson & Candara, Attorneys at Law, P.O. Box 1315, Tacoma WA 98401
Vanderpool, Nancy, P.O. Box 330, Vashon WA 98070
Vashon Fire & Rescue, 10020 SW Bank Rd, Vashon WA 98070
Vashon School District #402, P.O. Box 547, Vashon WA 98070
Vashon-Maury Island Comm/Council, P.O. Box 281, Vashon WA 98070
WA State Dept of Ecology, 3190 160th Ave SE, Bellevue WA 98008
Wenwen, Ma, 13013 SW Bachelor Rd, Vashon WA 98070
Wharton, Wendy, 29757 128th Ave SW, Vashon WA 98070
Williams, Charles and Kim, P.O. Box 202, Vashon WA 98070
Williamson, Jay, P.O. Box 13081, Vashon WA 98070
Wolf, Susan, P.O. Box 2895, Vashon WA 98070



INDEX OF PROPOSED IMPROVEMENTS:

INDEX OF EXISTING BUILDINGS:

KEY	EXISTING BUILDING / USE
E1	MAIN HOUSE
E2	CAR / CARRIAGE GARAGE
E3	STALLING BARN
E4	BROODMARE BARN
E5	TRAINING BARN / ACTIVITY CENTER
E6	ARENA
E7	HAY SHED
E8	HAY SHED
E9	GATE HOUSE / CARETAKERS RESIDENCE
E10	MANURE PILE

L03C4006

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

WASHINGTON SEATTLE
PROJECT MANAGEMENT OFFICE
P.O. Box 105
Graham, Washington 98338-0105
Phone: 1-253-875-5032
Facsimile: 1-253-875-7913

July 27, 2012

King County Department of Development and Environmental Services
ATTN: Mark Mitchell
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

RE: Notice of Request for Additional Information and/or Studies
Application #L03CU006 – Morningside Farms Conditional Use Permit (CUP)

Dear Mr. Mitchell:

In follow-up to correspondence received from the King County Department of Development and Environmental Services (King County DDES) on April 27, 2012, please consider the requested information relating to the pending Conditional Use Permit and SEPA permit applications. The King County DDES original comments are presented in italics followed by a response with the requested information.

Comment:

Provide clarification/description of the project and uses, as now proposed. Identify which structures will remain and the uses said structures will accommodate for each phase (e.g., are the existing pool and equestrian facilities, etc. proposed for use within the "phase 1 development" of the camp?).

Response:

The major structures that will remain and associated future uses include the following:

1. The Gate House will continue to serve as the residence for the property managers.
2. The Maintenance Shed will be used for storage of equipment and tools. Access will be restricted to staff only.
3. The Lodge will be used for temporary residence and activities for staff and campers.
4. The Horse Arena will be used for outside storage. Access is restricted.
5. The Training Barn will continue to be used for storage and tool repair. Access will be restricted.

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6. The Indoor Riding Arena will be used for storage of large equipment, picnic tables, and horse training. The facility may be used for day-use activities such as observing livestock perform or a place for activities if the weather is inclement.
7. Smaller Barns, Hay Sheds, Pavilions, and Sheds will be used for firewood storage, equipment/supply storage, and picnic pavilions.
8. The Main House and Garage (includes swimming pool) will be used to house visitors and staff, not for general camp patron use.

Comment:

Indicate the number and location of campers (children and adults) anticipated to be at the site on a typical basis and at full capacity.

Response:

The anticipated number of campers will typically include 150 youth and 20 adults. At full capacity the site may host up to 234 people. The anticipated number of staff for each camping session include up to 40 adults. The camping staff will be housed in areas described above and in tents. Additional staff include seasonal maintenance staff who are rotated on a weekly to monthly basis depending on group and program. Seasonal staff are housed at the Main House.

Camping activities will typically be restricted to the Rustic Camp areas. Use of the open field south of the Rustic Camp areas is expected. Use of established hiking trails is also expected. The Lodges may be used for lodging for some activities and a cafeteria facility when camping activities include organized group meals.

Comment:

Clarify/describe the difference between the "phase 1 development" and "phase 1 clean-up" proposal and how the clean-up may affect the use of later phases.

Response:

Phase I cleanup activities are depicted on the attached revised Figure 5A. These activities include:

- Soil removal from all areas of frequent use by site visitors and staff, occurring in conjunction with the proposed development activities prior to occupation.
- Soil testing and, if necessary, remediation in the proposed stormwater and septic detention and drainage areas.
- Lining of the hiking trails to the beach area and testing/soil removal at the accessible areas of beachfront.
- Design and construction of the containment cell used for consolidation of the contaminated soil.

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- Confirmation soil sampling and ongoing performance monitoring as described in the Cleanup Action Plan.
- Establishment of institutional controls as indicated on Figure 5A. These include fencing and gates to restrict access to areas not subject to cleanup. Existing vegetation will also be supplemented where necessary to serve as a barrier to underlying soil and as natural fencing. Signage and educational materials consistent with the soil safety guidelines will be posted at key locations throughout the site.
- Ecology requirements for a Restrictive Covenant will be followed. The Restrictive Covenant will be appended to the property deed.

Phase I cleanup activities will be completed prior to occupation of the site and in conjunction with the Phase I development work. The cleanup activities will not affect later phases of development, if any. If additional phases of development are proposed, cleanup will be completed in a manner equivalent to the Phase I cleanup activities and in accordance with the Cleanup Action Plan. Future phases of development, if any, will reduce soil contamination in areas not subject to the Phase I cleanup activities and will consolidate the contaminated soil at a single location, the containment cell.

Comment:

Clarify timing of the clean up with respect to utilizing the existing structures shown in phase 2 and 3 clean-up areas.

Response:

Please see the attached revised Figure 5A that depicts all cleanup activities that will be completed prior to use of the site facilities. All areas that will potentially be accessed by campers or staff will be subject to cleanup or institutional controls. As discussed during our meeting, please also consider a chronic health risk does not exist because staff and campers will typically rotate in and out of the camp in four- to five-day intervals. The levels of arsenic and lead that could represent an acute exposure risk include areas exceeding the Interim Action Trigger Levels. The areas that contain these elevated levels of contamination are also subject to the Phase I cleanup activities, thereby eliminating potential acute health exposure risk in all site areas of frequent use prior to occupation.

Comment:

The Farallon Report References barriers to be proposed for areas not subject to immediate clean-up. Please provide a list of the options or types of "institutional controls" that will be implemented to restrict campers from trespassing into areas of the property which have not been decontaminated.

Response:

Please review the attached Figure 5A that depicts the locations and types of barriers to be implemented. The institutional controls are intended to further reduce potential contact with soil containing concentrations of arsenic and lead.

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Comment:

Provide updated Health Department approval for all water and septic use. Provide fire flow calculations and required infrastructure for all buildings and activities.

Response:

The Applicant has presented the Washington State Department of Health Wastewater Management Section with a pre-design report for a Large On-site Sewage System (LOSS). The Washington State Department of Health has determined that the proposed system appears to be viable. Please see the attached formal correspondence for details.

Comment:

Please provide a letter from Department of Ecology demonstrating that all necessary water quantities for the proposed camp operations are functionally, and legally, available and that the water requirements for the proposed church camp will not adversely affect other water rights within the general area.

Response:

The Applicant has requested a two-year extension for the provisionally approved 2005 Water System Plan from the Washington State Department of Health Northwest Drinking Water Regional Operations. After reviewing the WSP as prepared by Apex Engineering, PLLC, the Washington State Department of Health granted the two-year extension. Please see the attached formal correspondence for details.

Fire flow amounts are provided within the provisionally approved WSP as prepared by Apex Engineering, PLLC. The required fire flow was determined to be 1,000 gallons/minute for two hours. This fire flow volume is to be provided within an on-site water storage tank.

Water Availability

The attached memorandum from the Pacific Groundwater Resource Group dated June 18, 2012, demonstrates that the necessary water quantities for the proposed camp operations are functionally and legally available and that the water requirements for the proposed church camp will not adversely affect other water rights within the general area.

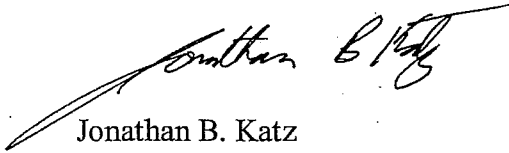
With the information provided in accordance with the King County request, the Applicant respectfully requests issuance of the Conditional Use Permit and SEPA Determination so that the construction preparation schedule can resume.

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If King County DDES has any remaining comments or questions regarding this matter, please feel free to contact me.

Sincerely,



Jonathan B. Katz
Multi-Stake Recreational Properties Director

Attachments:

King County DDES, *Notice of Request for Additional Information and/or Studies, Application #L03CU006- Morningside Farms Conditional Use Permit (CUP)*

Figure 5A, *Revised Site Plan Showing Remediation Areas and Institutional Controls*
Washington State Department of Health, *Morningside Farm; Proposed Large On-site Sewage System (LOSS); King County*

Washington State Department of Health, *Morningside Farm Water System (ID #08409N), King County, Extension of Approval for the following submittals: Water System Report (Submittal #04-0617) and Well 3 Chlorination (Submittal #06-0 116)*

Pacific Groundwater Group, *Morningside Farms Conditional Use Permit (Application 3L03CU006)*

cc: Tres Kirkebo, Apex Engineering, PLLC
Jeffrey Kaspar, Farallon Consulting, L.L.C.
Robert A. Beadles, Project Manager, LDS Church

ATTACHMENT D

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CELEBRATING 25 years
PACIFIC groundwater GROUP

June 18, 2012

Mark Mitchell
King County Department of Development and Environmental Services
900 Oakesdale Avenue Southwest
Renton, WA 98057-5212

Re: Morningside Farms Conditional Use Permit (Application 3L03CU006)

Dear Mr. Mitchell

Thank you for taking the time to speak to me regarding the proposed Morningside Farm camp project which is being developed on Vashon Island. The intent of this letter is to address one of your requests for information expressed in your letter to Mr. Jonathan Katz dated April 27, 2012. While that letter requests information on several elements of the project, Pacific Groundwater Group has been tasked with providing you assistance by addressing your questions regarding the State's groundwater exemption and potential for impairment to other groundwater users.

You have requested that we:

"Please provide a letter from the Department of Ecology demonstrating that all necessary water quantities for the proposed camp operation are functionally, and legally, available and that the water requirement for the proposed church camp will not adversely affect other water rights within the general area."

As we have recently, discussed however, the proponents of this project are proposing to operate this system under Washington State's groundwater exemption. This means that Ecology's role in evaluating water right adequacy and impairment is very limited in comparison to the evaluation of a water right application for an actual permit. Because of the relatively small withdrawals associated with exempt projects, such projects do not trigger Ecology's requirement to conduct detailed water availability determinations. Ecology's Doug Wood (Water Resource Program) is familiar with this project, and while available to answer questions regarding groundwater exemptions, has indicated that the Program does not (and will not) generate water supply adequacy letters regarding exempt projects. Given the Program's limited resources and the fact that Ecology does not issue such letters, it is not realistic to require our client to produce such a letter from Ecology.

However, because we understand that you are concerned about this issue and how the proposed development stands to affect groundwater resources in the project area, this letter is intended to provide you with additional information that will help you understand

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project water use and anticipated impacts. To better address these, we are organizing this letter around three separate issues:

- Legality of reliance on groundwater exemption
- Adequacy of water supply to provide water to project
- Potential for impairment of neighboring groundwater users.

1.0 BACKGROUND

The proposed water system for the Morningside will be operated as a Group A transient non-community (TNC) system serving a maximum summer population of 234 people. The proposed Morningside Farm Water System will consist of one pressure zone, as opposed to the existing three pressure zones. It is proposed that the existing 8,000-gallon water storage tank will be replaced with a 424,200 gallon standpipe, which is intended to supply an eight week camping session and provide 120,000 gallons of fire suppression storage.

This standpipe will be fed by the three operable wells on-site; Wells #2, #3, and #4. Well #1 is no longer in service. Two domestic booster pumps will provide water to the camp facilities, while two five hundred gallon-per-minute booster pumps will supply the system with the required fire flow. Five 80-gallon pressure tanks will provide protection for the domestic booster pumps. Appropriate disinfection will be installed and the system will be operated by a certified operator.

The well sources currently are capable of producing 16.8 gpm into the system. Well #2 produces 3.5 gpm, well #3 produces 11.8 gpm and well #4 produces 1.5 gpm. These sources will be controlled and metered to meet the requirement of the 5,000-gallon per day exception.

2.0 LEGAL RELIANCE ON GROUNDWATER EXEMPTION

The Morningside Camp water system will operate under the groundwater permit exemption consistent with the provisions of Revised Code of Washington 90.44.050. The relevant portion of the statute provides that the withdrawal of public ground waters for stockwatering purposes, or for the watering of a lawn or of a noncommercial garden not exceeding one-half acre in area, or *for single or group domestic uses in an amount not exceeding five thousand gallons a day*, or for an industrial purpose in an amount not exceeding five thousand gallons a day, is and shall be exempt from the provisions of RCW 90.44.050. Further, exempt rights that are regularly used beneficially, are entitled to a right equal to that established by a permit issued under the provisions of this same chapter.

It is the State's position that the uses associated with a single groundwater permit exemption are cumulative and stackable, regardless of the number of wells. While domestic

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withdrawals for the project need to amount to less than 5,000 gpd, additional withdrawals are allowable under the exemption for the uses listed above. For example, while Morningside's total domestic demands cannot exceed 5,000 gpd, they are also entitled to irrigate up to a half acre of lawn or garden area. Based on water demand for lawn watering Morningside may use an estimated 0.8 acre-feet per year for the irrigation of a half acre between the months of May to October. This amounts to an additional 1,738 gpd withdrawal during irrigation season.

Exempt withdrawals can be regulated through formal rule making in areas of the state where there is a high degree of certainty that further withdrawals will impair other water user. An example of this type of regulation can be seen in the Upper Kittitas County, where *all* groundwater withdrawals are regulated. Ecology has not found it necessary to imposed regulations on Vashon Island, and property owners are legally entitled to use the exemption. Counties can also require that specific practices (e.g. best management practices and hydrogeologic evaluations) be performed in areas with documented groundwater resource issues. Such requirements occur in areas of severe saltwater intrusion, such as Marrowstone Island and portions of Whidbey Island. While PGG does provide a hydrogeologic analysis below, conditions have not been identified to elicit such requirements by King County in the proposed project vicinity.

Exempt users create a *de facto* water right starting when they develop their well and begin using water. While Ecology has the ability to regulate exempt groundwater use if it can be determined that neighboring (senior) water rights are being impaired due to the draw-down of groundwater levels associated with pumping, it is uncommon to see impacts between exempt wells.

3.0 WATER SUPPLY ADEQUACY

Statewide, numerous public water systems operate under the groundwater exemption. Since the provisions of RCW 90.44 don't specify numbers of residential units served, and because water needs vary significantly between types of connections and geographic locations, Ecology has taken the position that the number of connections a system can serve is based on the engineering capacity developed by the proponent's engineer, which is reviewed by the DOH. In this case the number of connections that can be supplied by this system 23: one gate house, one lodge, one activity center/main office, three staff apartments, eleven cabins, two dormitories, and two bathrooms.

Under the proposed system operation the wells will be metered and monitored to ensure that no more than 5,000 gallons per day is withdrawn for domestic purposes. As previously stated the proponent is also entitled to additional water for the irrigation of up to a half acre of lawn or non-commercial garden.

Expansion of the existing Morningside water system to the configuration discussed above was provisionally approved by DOH in 2005, however the approval expired after two years while the proponent's dealt with other elements of the project. The proponent is working with the DOH to reactivate the process and resolve final system design.

The adequacy of the system is addressed in the 2005 Water System Report (APEX 2005), which has been evaluated by the DOH. The report includes a detailed analysis that was designed to determine the system's ability to perform under maximum day usage, and fire flow demand at 1,000 gallons per minute for two-hours – while remaining under the 5000 gallon per day groundwater exemption. APEX's analysis emphasized water storage remaining on the last day of the proposed eight-week camping session. This is the point when the proposed storage tank will be at its lowest level of the year, based upon the proposed camp usage information.

The total system capacity, was assessed by APEX to be 16.8 gpm (24,192 gpd), which exceed the maximum daily demand of 6,738 gpd (combined domestic and irrigation withdrawal projected during the irrigation season). However as previously stated this system is designed so as to not exceed the ground water exemption. Source metering and reporting has been required by Ecology.

4.0 IMPAIRMENT ASSESSEMENT

There are three concepts that are important when considering whether a withdrawal of water from a well would impair another existing water user. The concepts are defined as follows:

Impairment is an adverse impact on the physical availability of water for a beneficial use that is entitled to legal protection (i.e. water rights that are senior in priority that draw from the same aquifer in which Morningside's wells are completed).

Qualifying ground water withdrawal facilities are defined as those wells which, in the opinion of Department of Ecology, are adequately constructed. An adequately constructed well is one that (a) is constructed in compliance with well construction regulations; (b) fully penetrates the saturated thickness of an aquifer or withdraws water from a reasonable and feasible pumping lift (Chapter 173-150 WAC); (c) can accommodate withdrawal under a reasonable variation in seasonal pumping water levels; and (d) includes withdrawal facilities and pumping facilities that are properly sized to the ability of the aquifer to produce water.

Well interference may occur when several wells penetrate and withdraw ground water from the same aquifer. Each pumping well creates a drawdown cone. When several wells pump from the same aquifer, well spacing, aquifer hydraulic properties and pumping rates may result in individual drawdown cones that intersect one another and form a composite drawdown cone.

PGG used available information to analyze whether the proposed pumping at Morningside would impair nearby senior groundwater users via well interference. Well spacing, between the Morningside wells and neighboring domestic wells, was evaluated based on well databases maintained by King County and Ecology. Many of the multi-user (Group A and Group B) wells in King County's database have been accurately located, whereas Ecology's database often only locates wells to the quarter-quarter section (an area 1320

feet square). **Figure 1** shows the locations of Morningside's parcels and wells, neighboring Group A and B wells, and other wells included in King County's database. PGG also identified nearby domestic wells in Ecology's database, as included below in our discussion of interference drawdown.

PGG estimated aquifer hydraulic properties by analyzing aquifer tests ("pumping tests") performed on Morningside Well 2, 3 and 4:

- Well #2 was drilled in 1985 and has an 11-inch casing drilled to a depth of 240 feet. The well was tested for 10 hours at 3.5 gpm with a drawdown of 11 feet and nearly full recovery within a half hour. The static water level is 224 feet.
- Well #3 was drilled in 1985 and has a 6-inch casing drilled to a depth of 240 feet. The well was test pumped at 11.8 gpm for about 8 hours with a drawdown of 10 feet. About 25 minutes of post-pumping monitoring showed that drawdown was proceeding toward recovery. The static water level is 222 feet.
- Well #4 was drilled in approximately 1994 and has a 4-inch casing drilled to a depth of 260 feet. The well was test pumped at 1.5 gpm for 6.7 hours with a drawdown of 8 feet and nearly full recovery within 20 minutes. The static water level is 241 feet.

All aquifer tests showed near-well responses within 10 to 25 minutes which then transitioned to larger-scale responses more representative of the overall completion aquifer. The table below summarizes PGG's interpretation of the aquifer test to estimate aquifer transmissivity – the key aquifer property to estimate long-term (steady state) drawdown associated with pumping).

Table 1 – Morningside Wells Pump Test Data

Morningside Well ID	Pumping Rate (gpm)	Pumping Period (minutes)	Recovery Monitoring Period (minutes)	Drawdown Slope per Log Cycle of Time ("Δs" in feet)	Aquifer Transmissivity (gpd/ft)
2	3.5	607	21	1.0	924
3	11.8	465	24	0.72	4,400
4	1.5	407	17	0.22	1,800

Based on these results, PGG used the mid-point transmissivity (T) value of 2,650 gpd/ft (354 ft²/day) to estimate interference drawdown from the long-term average annual pumping rate of 5,714 gpd. PGG developed a groundwater model using the Analytic Element groundwater code GFLOW (Haitjema, 2007) using the following properties:

- Aquifer Thickness (b): 35 feet (bottom at -35 feet msl, top at sea level)
- Aquifer Hydraulic Conductivity (K): 10 ft/d
- Aquifer Transmissivity (T = K*b): 350 ft²/day

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The model incorporated a constant-head boundary around the Vashon Island coastline, where marine water would maintain a constant groundwater level. Pumping was assumed to be constant (steady-state) at the rate referenced above. **Figure 1** shows the drawdown contours predicted by the model. To the north and the east, the 0.5-foot drawdown contour falls within the project property. The 0.5-foot drawdown contour extends about 500 feet south of the property and 900 feet west of the property. An interference drawdown of 0.5 feet is considered to be minimal, and none of the wells in the King County database fall within the predicted 0.5-foot drawdown contour. As wells in Ecology's database are located with lesser accuracy, PGG noted which of these wells could *potentially* be located within the 0.5-foot drawdown contour in the table below:

Table 2 – Neighboring Wells

Name	Location	DTW	COMP DPTH	COMP MATERIAL	CONFINED	AVAIL. DD	Inside 0.5 radius?
Smith	SW NW Sec 1	103	163	Loose gravel below gravelly HP	Y	60	Yes ¹
Both	NW NW Sec 1	268	163	cemented sand and gravel	Y	38	Yes ²
Bingisser	SE NE Sec 2	95	120	silty sand gravel water.	semi	25	maybe
Quinn	SE NE Sec 2	21	22	Dug well, no info Not fully penetrating	n	N/A	Yes
Solomon	SE NE Sec 2	171	207	Gravel, water	Y	36	maybe
Allen	SE NE Sec 2	171	219.5	sand, gravel and water	Y	48	maybe
Latvala	SE NE Sec 2	65	101	sand, gravel and water	y	36	maybe
Venture	NE NE Sec 2	4	196	fine sand and gravel	y	192	maybe

Based on Ecology's database – which plots wells only to a quarter quarter designation, as many as 8 wells could be located within the 0.5-foot contour. However we suspect that two of those wells may actually be associated with the Morningside project. Few of these wells could possibly experience 0.75 feet of drawdown, and none of them are predicted to experience as much as a foot of drawdown. The table above lists how much "available drawdown" was noted on the driller's log for each of these wells (available drawdown is the column of water between the static water level and the well completion interval). All of these wells showed at least 25 feet of available drawdown, and many showed over 50 feet. Relative to the predicted drawdown of 0.5 feet, the potential for impairment of these wells is considered to be insignificant.

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¹ Possibly Well Log for SO 1, not currently in use

² Possibly Well log for SO 4

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5.0 HISTORICAL WATER USE AND IMPAIRMENT

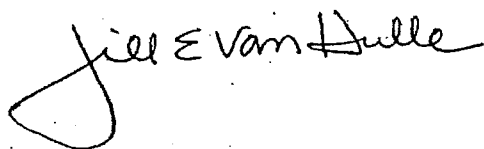
While the proposed camp a new development, the actual use of water is not new and already constitutes an exempt water use on the property. The Morningside property was originally owned by Mr. and Mrs. Ricky Young who aggregated several parcels (totaling 108 acres) to create the Morningside Morgan Horse Farm. Approximately 40 acres of the site remains in a second growth timber while approximately 60 acres has been developed as the horse farm. The property includes a main house, a gate house, a foaling barn, a brood mare barn, a large horse barn and covered exhibition/arena facility, an outdoor arena, several hay barns and feed stations situated in pastures around the farm. Over the years Mr. Young developed several wells on the property and an 8,000-gallon water storage tank, which are currently used for the on-site domestic potable system. Historical operation of these wells is believed to have exceeded the 5,000 gallon per day groundwater exemption without direct impairment of neighboring water users. The proposed new use will be metered and should result in less than historically use.

6.0 CONCLUSION

Our methodology is consistent with standard hydrogeologic practices and employees the same tools that the Department of Ecology uses when evaluating new water right applications. Based on our evaluation of the potential effects associated with operating the Morningside production wells, we see no evidence that neighboring water users will be impaired. Projected withdrawal from the wellfield will create a relatively small amount of drawdown in the order of less than 0.5 feet near the boundary of the project site. We have reviewed available well logs and found that neighboring wells likely to be located in the project vicinity appear to have adequate available drawdown (i.e. standing water in their wells) such that they should not be impaired by the estimated slight reduction in groundwater level.

We hope that you will find this information useful. Please let us know if we can be of further assistance.

Sincerely,
Pacific Groundwater Group



Jill Van Hulle
Water Resource Specialist

Cc: Doug Wood, Department of Ecology, NWRO

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Paige Igoe, Department of Health, Office of Drinking Water

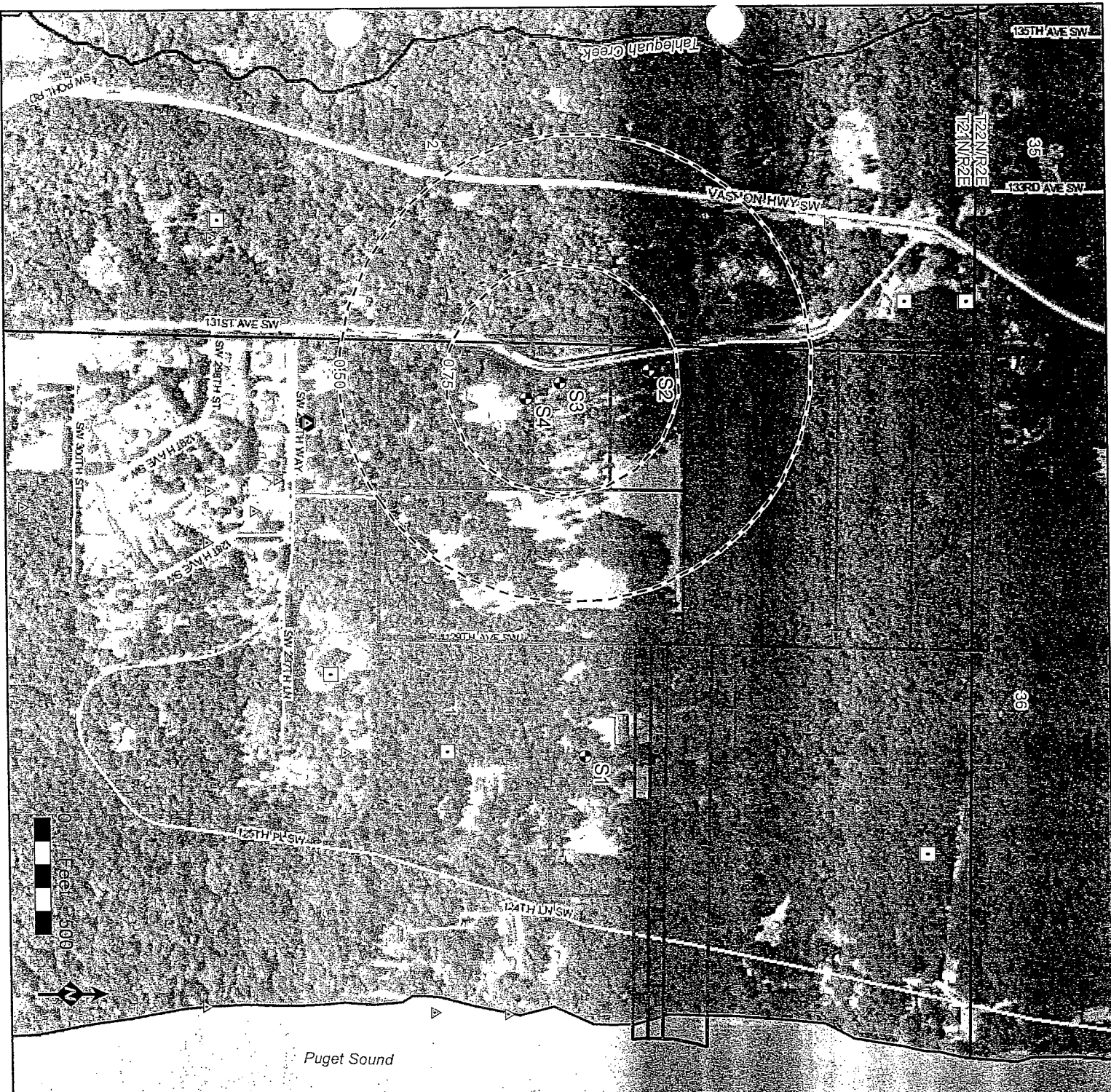
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Figure 1
Well Locations & Predicted Drawdown
P&G

- Morningside Farm Water System Wells
- Groundwater Sources (from King County)*
- ◆ Group A Well
- Group B Well
- ▲ Other Well
- Drawdown Contours in Feet
- Morning Star Farm Parcels
- Sections

*"Other Well" locations updated where more reliable information allowed.





King County

**Department of Development
and Environmental Services**

900 Oakesdale Avenue Southwest
Renton, WA 98057-5212
www.kingcounty.gov

Fire Marshal's Office

FIRE ENGINEERING REVIEW

Permit Approval Conditions Document

Fire Systems Review

Permit Number: **L03CU006**

11/19/2012

**THESE ARE THE KING COUNTY FIRE MARSHAL'S OFFICE
FIRE CODE REQUIREMENTS FOR THE MORNINGSIDE FARMS
CONDITIONAL USE PERMIT**

NAME OF PROJECT: MORNINGSIDE FARMS LDS

LOCATION: 29314 129th AVE SW VASHON FD # 13

THE FOLLOWING CONDITIONS APPLY TO THE ABOVE REFERENCED PERMIT:

AA05 OSSEWAARDE

Any questions regarding the fire review of these plans should be directed to:

Mark Ossewaarde, Fire Engineer.

Telephone 206-477-0366

Mark.ossewaarde@kingcounty.gov

AB02 CONDITIONAL APPROVAL OF PLANS

The review of these plans and issuance of a Conditional Use Permit is based on a review of the documents submitted by the applicant and those documents being representative of actual *configuration, use*, anticipated construction/existing *construction and/or* installation of equipment and/or devices. Errors or omissions in submitted documents does not constitute approval of any condition relating to those errors or omissions.

Approval does not condone or authorize any violation of any King County Code/Ordinance/regulation.

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FIRE APPARATUS ACCESS:

- Fire lanes must be marked/signed in accordance with requirements outlined in Title 17 of the King County Code.
- The King County Fire Marshal's Office will determine the Fire Lanes.
- Fire Lanes shall 20' wide, identified and be all weather surface capable of supporting 25 tons.
- Any gates on fire lanes must open to an unobstructed width of 20 feet and any locking device has to be approved by Vason Fire Department.

FIRE FLOW/ WATER AVAILABILITY/FIRE HYDRANTS:

- Fire Flow, Water Availability/Fire Hydrants will be per Title 17 of the King County Code.
- Based on the building uses, type of construction, building areas, proximity to other buildings and property lines, some buildings maybe required to be sprinkled.
- The King County Fire Marshal's Office will determine the Fire Flow.
- The King County Fire Marshal's Office will determine the requirements for Fire Hydrants.
- All water tanks to be utilized for Fire Protection, existing or new, will require a review from the Fire Marshal's Office and a review from the Building department.
- Fire Pumps will require a review from the Fire Marshal's Office, and will be required to meet NFPA 20.

SPRINKLER SYSTEMS:

- Title 17 of the King County Code may require Fire Sprinklers in certain buildings. These buildings will be determined The King County Fire Marshal's Office.

AUTOMATIC MONITORED FIRE ALARM SYSTEM:

- Title 17 of the King County Code require buildings of 3,000 sq. ft. or more to be protected by monitored automatic fire alarm systems. The King County Fire Marshal's Office will determine if any of the buildings will require Fire Alarm.

FIXED FIRE SUPPRESSION SYSTEM:

- Title 17 of the King County Code requires a permit for a fixed fire suppression system where grease-laden vapors are created in the kitchen.
- A commercial kitchen may require a mechanical permit for a type I hood.

EMERGENCY RESPONDER RADIO COVERAGE:

- The camp is required to have adequate coverage to multiple frequencies for all emergency responders. The radio signal coverage will be determined during a site visit. A Fire Engineering permit for Emergency Responder Radio Coverage will be required.

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Page #3
Morningside Farms CUP
11/19/2012

Please contact me after the Conditional Use Permit has been issued so we may discuss the Fire Protection elements at the camp. The camp may not be occupied or used, except by maintenance staff and caretaker, until the King County Fire Marshal's Office has performed a detailed inspection and has met with the design team. All Fire Protection requirements shall be reviewed, permitted and inspected prior to April 2013 if the Camp is to be used summer 2013.

If you have any questions please call me.

Mark Ossewaarde
Fire Engineering
King County Fire Marshal's Office
35030 SE. Douglas Street
Snoqualmie, WA 98065
206-477-0366
mark.ossewaarde@kingcounty.gov

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